

**Palm Bay Homeowners' Association, Inc.
Annual Membership Meeting March 22, 2016
7:00 pm 10624 Cape Hatteras Dr. Tampa, FL**

MINUTES

The meeting was called to order by President, Martha Nadar at 7:10 PM. A quorum of the membership was established. Dora Steed represented Parklane Management.

Sharon Grzesiak made a motion to approve and waive reading the minutes from the 2015 annual meeting and the September 2015 board meeting. Robin McGuinness seconded the motion; motion carried

Dora Steed presented the Treasurer's Report: year-to-date income \$16,230, year-to-date expenses \$14,396 and accounts receivable \$3,784. The operating account balance was \$15,147.

Community violations were discussed. Recommendations were made to the Board to not write up lawn violations in the winter as it is the wrong time of the year for planting and upgrading landscaping.

Old Business discussed was the community mailboxes. The majority of the members was against cluster boxes and thought that the previous published price of approximately \$300 per home for the installation of new boxes was too expensive. It was agreed to leave the mailboxes as they currently are and regulate them by the existing published guidelines. David Rauscher is to supply a copy of the guidelines that were used in the past.

Linda Gooding reported that the Easter egg hunt was a success. There were 59 people in attendance. The large bouncy house needs to be replaced. David Rauscher made a motion to purchase a new one for the estimated cost of \$500. Sharon Grzesiak seconded the motion; motion carried.

The following CAB requests were approved:

- 10614 Cape Hatteras; replace sliding glass door
- 5810 Cay Cove; exterior painting

CDD requests:

- Replace railroad ties
- Mulch the walkway
- Replace the broken steps/stairs

- Raking of the sand
- Mechanical maintenance to the boat lift

There are 2 street lights out at 5908 and 5904 Hatteras Palm. Martha Nadar will report these to the electric company.

The mulch needs replaced in the park. Parklane will contact Qualified Property Management regarding replacing it. There was a question about reserving the park. The park doesn't belong to Palm Bay; therefore it cannot be privately reserved.

There was discussion that the website needed to be updated and maintained on a regular basis. Linda O'Connor volunteered to be the website administrator. She will contact Tamara Stickels to obtain the login information and administration rights.

ELECTION: there were 3 open positions for the Board of Directors. The nominations were David Rauscher, John Chiaradio and Veronica Kilkelly. No other nominations were received; therefore David, John and Veronica were elected for a two year term.

Robin McGuinness made a motion to adjourn the meeting at 7:58 PM. The motion was seconded by David Rauscher; meeting adjourned.

Board Organization Meeting

The meeting of the new board was called to order at 8:04 PM. Nominations were made, seconded and accepted for the following officers:

- Martha Nadar, President & Compliance Committee Chairperson
- David Rauscher, Vice President & Gate/Remote Chairperson
- Robin McGuinness, Treasurer
- Veronica Kilkelly, Secretary
- John Chiaradio, Director & CAB Committee Chairperson

Robin made a motion to approve the 2016 budget as presented with no increase in dues. The motion was seconded by David; motion carried (budget approved).

Martha made a motion to adjourn the meeting at 8:20 PM. The motion was seconded by John; meeting adjourned.

Respectfully submitted,

Dora Steed, Property Manager